

BK 5896 PG 038

TRANSFER
TAX
PAID

WARRANTY DEED

007685

BILL'S TIRE SERVICE, a Maine corporation doing business in Fairfield, in the County of Somerset and the State of Maine

For consideration paid,

grant to **THOMAS V. MICHAUD** and **MARIE C. MICHAUD**, husband and wife, of China, in the County of Kennebec and the State of Maine, as joint tenants, and not tenants in common, whose mailing address is: POB 212, Neck Rd., China, ME 04926

with **WARRANTY COVENANTS**:

A certain lot or parcel of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

Being the following lots as numbered and designated on a plan of the easterly part of Gilman Park made for Colby and Lessard by J. H. Burleigh, C.E. dated July, 1932, and recorded in Kennebec Registry of Deeds Plan Book 9 Pages 70-71, to wit: Lots numbered 20, 21, 22, 23, 24, 55, 56, 57, 58, 59, 60, 61, and 62, according to the plan above mentioned, to which plan reference is hereby made for a more particular description of the lots hereinabove described.

ALSO, another parcel of land in said **WATERVILLE**, bounded and described as follows, to wit:

A lot situated easterly of Summer Street and being a strip of land forty (40) feet in width extending in a general northerly direction from Grove Street and being a part of a proposed street designated as Dunham Street on a plan of the easterly part of Gilman Park made for Colby and Lessard by J. H. Burleigh, C.E., dated July, 1932, and recorded in Kennebec Registry of Deeds Plan Book 9 Pages 70-71, to wit:

In a general southerly direction by Grove Street, in a general easterly direction by Lots, 22, 23, and 24, as designated on above mentioned plan, in a general westerly direction by Lots 58, 57, 56, and 55, as designated on above plan, and in a general northerly direction by a line extended from the northerly line of lot 24 as designated on above plan across said proposed Dunham Street to the northerly line of Lot 55 as designated on above mentioned plan.

ALSO, another parcel of land in said **WATERVILLE**, bounded and described as follows, to wit:

Being Lot 54 according to the above mentioned plan, and another lot or parcel of land beginning at a point in the northerly line of Lot 25 of said plan to 20 feet westerly from the intersection of said line with the westerly line of Lafayette Street, a proposed street on said plan; thence in a general southerly direction parallel to said westerly line of Lafayette Street and 20 feet distance therefrom to a point in the southerly line of lot 25, twenty (20) feet westerly from the intersection of said southerly line of Lot 25 and the westerly line of said Lafayette Street; thence westerly along the southerly line of said Lot 25 to the easterly line of Dunham Street as designated on said plan; thence northerly along the easterly line of said Dunham Street to the northerly line of lot 25;

thence easterly along said northerly line of lot 25 to the point of beginning. Meaning and intending to convey all of lot 25 on said plan except a strip 20 feet in width on the easterly end of said lot. Also any and all interest and title to the fee of the land and soil within the boundary line of Dunham Street as designated on said plan between lots 54 and 25 and bounded and described as follows, to wit:

Westerly by the easterly line of lot 54; easterly by the westerly line of lot 25; southerly by the southerly line of lot 25 extended westerly to the southerly line of lot 54; and northerly by the northerly line of lot 25 extended westerly to the northerly line of lot 54; excepting and reserving therefrom to the owners of lots designated on said plan, their heirs and assigns, whatever right of way they have or may have to pass and repass upon and over that part of said proposed street as describe above.

This conveyance is subject, however to an easement to CMP Co. dated August 12, 1974 and recorded September 24, 1974 in Kennebec Registry of Deeds book 1766 Page 336 and to an easement to CMP Co. dated December 31, 1968 and recorded February 14, 1969 in Kennebec Registry of Deeds Book 1487 Page 827.

This conveyance is subject, however, to a notice of layout and taking dated May 18, 1960 and recorded July 6, 1960 in Kennebec Registry of Deeds book 1193 Page 469.

Meaning and intending to convey the same premises described in a deed from Lloyd G. Dwyer to the herein grantor dated May 31, 1974 and recorded June 3, 1974 in Kennebec Registry of Deeds Book 1734 Page 2.

In witness whereof, BILL'S TIRE SERVICE has caused this instrument to be executed by Ronald A. Poulin in his representative capacity thereunto duly authorized this day of March, 1999.

BILL'S TIRE SERVICE

BY: Ronald A. Poulin

Ronald A. Poulin

Its Authorized **President**

Witness

STATE OF MAINE, Kennebec, ss.

March 18, 1999

Then personally appeared the above named Ronald A. Poulin and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation. Before me,

Timothy R. O'Donnell
Attorney At Law

Notary Public (Print Name)

RECEIVED AT THE OFFICE OF THE
REGISTER 19 MAR 19 99

ATTEST: Harold Reed Moore
REGISTER OF DEEDS